GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Revenue Department - Receipt of Form 'X' Claims for regularization of the Un-registered Sale deeds (Sadabainamas) throughout the state under Rules 22(2) of Andhra Pradesh Rights in Land and Pattadar Pass Books Rules, 1989 read with Section 5(A) of A.P. Rights in Land and Pattadar Pass Books Act, 1971 - Further extension of time limit up to 31.12.2027 - One time measure - exemption from the payment of Stamp Duty and Registration fees in respect of Small and Marginal Farmers, subject to certain conditions - Instructions/guidelines - Issued.

REVENUE (LANDS-I) DEPARTMENT

G.O.Ms.No.467 **Date: 04.12.2025**

Read the following:

1. G.O.Ms.No.826, Revenue (SS 1) Department. Dt. 01.07.2008.
2. G.O.Ms.No. 1445, Revenue (SS 1) Department. Dt. 05.12.2008.
3. G.O.Ms.No.314, Revenue (Registration.II) Department. Dt. 12.06.13.
4. G.O. Ms. No.321 Revenue (EA & AR) Dept, Dt.: 21-06-2018.
5. G.O. Ms. No. 440 Revenue (EA & AR) Dept, Dt.: 21-08-2018.
6. G.O. Ms. No. 511 Revenue (EA & ar) Dept, Dt.: 10 10.2018.
7. Govt. Memo.27030/105/18 - Revenue (EA & AR) Dept, dt: 8.10.18.
8. G.O. Ms. No. 23 Revenue (Lands-1) Department Dated 31.01.2020.
9. G.O.Ms. No. 633 Revenue (Lands-l) Department; dt: 16.09.2022.
10. G.O.Ms. No. 661 Revenue (Lands-l) Department; dt: 30.09.2022.
11. Feedback Reports Obtained from the 26 District Collectors.
12. Minutes of the Meeting of Group of Ministers, dated:20.05.2025.
13. From the Chief Commissioner of Land Administration & Spl.CS, A.P., Lr.No.REV02-12022/31/2025-LR I SEC-CCLA,dated 10.06.2025

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ORDER

In the reference 1st read above, the Government have issued orders for regularization of certain alienations/transfers of land by issuing an amendment to sub-rule (2) of rule 22 of A.P. Rights in Land & Pattadar Pass Books, Rules, 1989 read with Section 5(A) of A.P. Rights in Land & Pattadar Pass Books Act, 1971 and a time limit was fixed for filing application in Form "X" on or before 31.03.2008.

2. In the reference 2nd read above, Government have further extended the time limit up to 28.02.2009 to receive Form 'X' claims. In the reference 3rd read above, Government have issued orders considering the request to regularize the transactions taken place by unregistered sale deeds (Sada Bainamas) under Bhu-Bharathi programme in respect of small and marginal farmers who are in actual (legal) physical possession in rural areas of Nizamabad District by exempting from the payment up to Rs.5,000/- towards stamp duty including transfer duty and Registration fee on certain conditions.

3. In the reference 4th read above, Government have issued orders permitting all District Collectors in the State to receive Form 'X' claims for regularization of un registered sale deeds (Sada Bahamas) throughout the State as a one time settlement duly

exempting from payment of Stamp Duty and Registration fees and regularization of the same duly following provisions contained in Rule 22(2) of A.P. Rights in Land & Pattadar Pass Books, Rules 1989 read with Section 5(A) of A.P. Rights in Land & Pattadar Pass Books Act, 1971 in respect of small and marginal farmers subject to certain conditions.

4. In the references 5th to 8th read above, Government have further extended the time limit several times and the last such extension being up to 31-05-2020 to receive Form 'X' claims.

5. In the references 9th and 10th read above, Government have further extended the time limit up to **31-12-2023** to receive Form 'X' claims.

6. In the reference 13th read above, the Chief Commissioner of Land Administration & Spl.CS, A.P., has stated that as there are no provisions at present to address the issues pertaining to the Sada Bainamas due to the expiry of the previously existing provisions from 31.12.2023, the feedback from the 26 District Collectors has been obtained regarding the extension of the regularization of the Un-registered Sale deeds (Sadabainamas) vide references 10th & 11th read above and as per the reports of the District Collectors, there is a need for extension of the provisions related to the regularization of unregistered sale deeds (Sadabainamas) duly amending Rule 22 (2) of the Andhra Pradesh Rights in Land and Pattadar Pass Books Rules, 1989.

7. In this regard, Government with a view to regularize such claims in accordance with Rule 22(2) of A.P. Rights in Land & Pattadar Pass Books, Rules 1989 read with Section 5(A) of AP Rights in Land & Pattadar Pass Books Act, 1971, as a one time measure, hereby extend the time to file Form 'X' claims. The Government hereby issue the following instructions:

9. **Competent Authority:** The Alienee/Transferee shall file the application before the Tahsildar having jurisdiction before 31.12.2027.

10. Applicability:

a. The regularization process shall be applicable only in cases of Agricultural lands located in rural areas.

b. The Transferee/Alienee is a Small/marginal Farmer.

11. **Non-Applicability:** This order shall not be applicable to the following categories of lands:

a. Such land alienations or land transfers, which are made in contravention of the provisions of the Act specified in the proviso to sub-section (2) of section 5-A of the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971.

b. Government land & Assigned land.

c. Shall not be applicable for the transfers of land pertaining to land located in Urban areas covered by Mandal Head Quarters, District and State Head Quarters and Municipalities, Municipal Corporations and Urban Agglomerations.

12. Stamp Duty including Transfer duty and Registration fee:

a) **Small and Marginal Farmers:** Claims preferred by Small and Marginal Farmers, shall be exempted from payment of Stamp Duty including transfer duty and registration fees.

Explanation: (i) Small farmer means a person having agricultural land up to 2.5 Acres of Wet or 5 Acres of dry Land.

(ii)Marginal farmer means a person having Agricultural land up to 1.25 Acres of Wet or 2.5 Acres of dry Land.

(iii) To determine whether a farmer is a Small/Marginal farmer, his total holding, including the extent covered by the present application in Form-X, is to be considered.

13. Possession of Land necessary: The Alienee/Transferee/Applicant making an application under Form X shall be mandatorily in physical possession of the land applied for such regularization.

14. Determination of possession: Possession may be determined based on any of the following:

a. Claimant/Applicant making an application is recorded as Occupant/Enjoyer in Adangal as per Rule 22 (1).

b. In case no such record is forthcoming, his/her claim can be considered for regularization, by examining other evidences like Cist receipts and Statement from surrounding Ryots, Panchanama and E-crop booking etc.

Explanation: In the previous instances, it is observed that a number of such applications have been rejected on ground that the applicant is unable to produce sufficient documentary evidence in support of being in occupation and possession.

c. The Tahsildars may use documents from other Mandal level officers as corroborative evidence. An illustrative list is given below:

i. From Mandal Agriculture Officer: The utilization of fertilizers, seeds, pesticides, Crop Subsidy & insurance claimed by the applicant, grant of PM Kisan - Annadatha Sukhibhava benefit, Crop booking particulars and CCR cards, etc.

ii. From AE irrigation: Water User Associations records

iii. From APM DRDA: Annadatha Sukhibhava records, Vaddi Leni Runalu for farmers & Paddy Procurement Centre particulars.

iv. From MPDO: Various schemes viz., MGNREGS and other schemes availed by the claimant related to Agriculture.

d. In cases where no documentary evidence is available for proving possession of applicant, local field enquiry from neighbouring farmers and registered holders shall be the final and conclusive test of determining actual and physical possession of the land sought to be regularized. Such local enquiry shall be sufficient and no other documentary evidence need be insisted.

15. **No rejection without local enquiry with neighbouring farmers:**

1. No case shall be rejected without conducting local enquiry with neighbouring farmers by the Tahsildar concerned, to determine possession. The local

enquiry shall mean issuing notices to neighbouring ryots and recording their statements on the appointed date, regarding the aspect of possession.

2. In addition to the grounds set forth in 15(1) as above, the claims shall not be rejected on the following grounds:

    a. Lack of documentary evidence for possession and occupation.

    b. Absence of neighbouring farmer(s) during local enquiry.

    c. Refusal of neighbouring farmer(s) to sign on enquiry/ statement report.

    d. Non conduct of enquiry due to request for postponement of such enquiry by others (other than applicant).

    e. Non conduct of enquiry due to request for postponement of such enquiry by the neighbouring farmer(s).

    f. Absence of the applicant on the appointed day and time of such local enquiry.

    Explanation: Depending on the genuineness of such postponement requests, the enquiry shall not be postponed ordinarily by more than one week, taking into account all such possible rising postponement requests. It is also clarified that such postponement may be considered by the enquiry officer only once. In all such cases of postponement, the enquiry officer shall notify the reasons for such postponement and the next date of enquiry in writing within one day from such postponement to the applicant/alienee and neighbouring farmer(s) duly obtaining proper acknowledgement. In all such cases, where the postponement is on the request of the neighbouring farmer(s), the mere fact of their absence during the next date & time of enquiry shall not form a ground for rejection of application. However, if the applicant requests for postponement/is unable to turn up for the said local enquiry, the enquiry officer shall sympathetically adjourn the date and time of enquiry in due consultation with the applicant and neighbouring farmer(s), which, however shall not be later than ten days from the date and time fixed for local enquiry initially.

    g. Objection raised by neighbouring farmer(s), other villagers etc., to acceptance of such claim.

    Explanation: Mere objections, either oral or written, without any proof of transfer of ownership through unregistered documents and possession, shall not be a ground for rejection/non acceptance of the claim. In case, objection to acceptance of claim is made with evidence, it shall be decided on the date and time of enquiry, with available documents, records and or findings in local enquiry, following a summary enquiry procedure without any further postponement of enquiry.

    h. Mismatch of Survey Number/Sub-Division i.e., the Survey number of the land in the enjoyment of the applicant is different from that of the survey number recorded in the unregistered document/any other proof or document submitted/other corroborative evidence as detailed in the explanation at para 14 (Determination of possession).

i. Arrears/Dues payable to the Government are not settled against the land for which regularization application is made.

j. On other technical grounds such as clerical errors in names, house hold name, Village name, Mandal name, Prints/Writing on the documentary evidence, typographical errors and such others shall not be a ground for rejection.

16. Receipt of Application procedure:

1. The concerned Tahsildar shall invite the applications from applicants desirous of regularizing unregistered sale deeds by giving wide publicity through beat of tom tom/Electronic and Print Media.

2. Application shall be filed by the Applicant at Meeseva Centre/Grama Sachivalayam/Ward Sachivalayam.

3. The alienee or transferee shall file an application in Form-X **along with such fee** as prescribed on or before **31.12.2027** on the notification issued by the Tahsildar either at Meeseva Center or at Village/Ward Secretariat for the transactions made until **15.06.2024.**

17. DISPOSAL OF APPLICATIONS:

a)All Tahsildars in the State shall dispose all existing applications filed for regularization of Sada Bainamas ONLY IN THE FIRST IN FIRST OUT MODEL WITHOUT EXCEPTION.

b) All Sada Bainama applications shall be disposed within **90 days** from the date of receipt of application.

Explanation: Disposal shall mean giving a final order of acceptance or otherwise on the request under Form X. Without such final order, the application will be considered as pending.

c) The Tahsildar will file the unregistered papers (originals only) with the Sub Registrar concerned after thorough enquiry as per procedure under the Act 26/1971.

d) The Tahsildar will issue certificate and hand over all papers to the concerned ryots.

18. The Chief Commissioner of Land Administration & Special CS, A.P., /All the District collectors in the state shall take further action in the matter, accordingly.

19. This order issued with the concurrence of Finance Department vide their U.O No. FMU0PC(REV)/229/2025 -FMU-REV(Computer No: **3015268**) dated 15.11.2025

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

G.SAI PRASAD
SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)

To
The Chief Commissioner of Land Administration & Special Chief Secretary, AP., APIIC Towers, Autonagar, Mangalagiri, Guntur District.
All the District Collectors in the State of Andhra Pradesh.
The Commissioner, Survey Settlement & Land Records, AP, Mangalagiri.
All Departments of Secretariat.
Copy to:
The GA(Cabinet)Dept., w.r.t U.O No.569/2025
The Finance (Revenue) Department
The P.S. to Prl. Secretary to Hon'ble C.M.
The O.S.D. to Hon'ble Min. (Revenue, R&S).
The P.S. to Chief Secretary
The P.S. to Spl.CS , Revenue (Lands) Department.
All land sections in Revenue Department in Secretariat.
SF/SC (Computer No.1604200).

//FORWARDED :: BY ORDER//

SECTION OFFICER